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City of Barrie

Final - Final
Affordability Committee

Wednesday, August 14, 2024 | **6:00 PM** | **Council Chambers**

AFFORDABILITY COMMITTEE REPORT
For consideration by General Committee on September 25, 2024.

The meeting was called to order by Chair, Councillor C. Nixon at 6:35 p.m. The following were in attendance for the meeting:

Present: 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Nixon
Councillor, J. Harris

ALSO PRESENT:
Councillor, C. Riepma
Councillor, AM. Kungl,
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:
Chief Administrative Officer, M. Prowse
Chief Building Official, P. Evans
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Economic and Creative Development, S. Schlichter
Director of Information Technology, R. Nolan
Director of Recreation and Culture Services, D. Bell
Executive Director of Development Services, M. Banfield
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, D. Glenn
Legislative Coordinator, T. Maynard
Planner, T. Butler
Planner, L. Juffermans
Planner, R. Mulholland

Service Desk Generalist, K. Kovacs.

The Affordability Committee met for the purpose of three Public Meetings at 6:36 p.m.

Councillor Nixon advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Councillor Nixon confirmed with the Executive Director of Development Services that notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

SECTION "A"

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 242 EDGEHILL DRIVE, BARRIE (WARD 5) (FILE: D30-009-2024)

Greg Barker of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a proposed Zoning By-law Amendment for lands known municipally as 242 Edgehill Drive, Barrie.

Mr. Barker discussed slides concerning the following topics:

- The site context of the subject lands and the surrounding dwellings in the area;
- The existing land use designation and zoning for the subject site;
- The purpose of the proposed zoning by-law amendment;
- An overview and architectural drawing of the proposed site plan;
- An articulation of the building and the site design for the development;
- The rationale for the proposed development and key studies.

Rachel Mulholland, Planner from the Development Services Department, provided an update concerning the application's status. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Mulholland outlined concerns of the public

including the affect on property value and increased density, efficient use of land and infrastructure, integration into residential areas and impact on traffic. She advised all the public feedback will be addressed in the staff report along with anticipated timelines.

No members of council had any questions of clarification.

VERBAL COMMENTS:
No verbal comments were provided at the meeting.

WRITTEN CORRESPONDENCE:
No written correspondence was provided at the meeting.

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 126, 136 AND 140 BRADFORD STREET, BARRIE. (WARD 2) (FILE: D30-008-2024)

Kevin Bechard, of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a proposed Zoning By-law Amendment for lands known municipally as 126, 136, and 140 Bradford Street, Barrie.

Mr. Bechard discussed slides concerning the following topics:

- The site context of the subject lands and the surrounding dwellings in the area;
- The existing land use designation and zoning for the subject site;
- The purpose of the proposed zoning by-law amendment;
- The proposal includes 15% of the units as affordable units as well as retail space and amenity space;
- Consideration of guidelines related to the shadowing issues and the impact on residential properties in the area;
- An overview and architectural drawing of the proposed site plan and urban design;
- An articulation of the building and the site design for the development; and
- The rationale for the proposed development and key studies.

Logan Juffermans, Planner from the Development Services Department, provided an update concerning the application's status. He advised that the primary planning and land use matters are currently being reviewed by the

Technical Review Team. Mr. Juffermans commented on the concerns received from the public including the height of the proposed development, the visual impact, as well as parking and traffic capacity. He advised all the public feedback will be addressed in the staff report along with anticipated timelines.

VERBAL COMMENTS:

1. **Daisy Oliveros, 55 Sanford Street, Barrie**, discussed her concerns regarding the overall height of the development, the rear yard setback and the amount of parking that will be provided. Ms. Oliveros noted she felt that there a need for more affordable housing in Barrie. She requested that a fence be built to block her backyard from the proposed building's property.

2. **JoAnne Kannon, 43 and 45 Sanford Street, Barrie,** discussed her concerns regarding the proposed development including parking, garbage collection and storage, snow removal and street width, as well as shadowing impacts to her property.

3. **Doug Lougheed, 1510 - 33 Ellen Street, Barrie,** discussed his concerns regarding the proposed development including that he felt that it would set a precedent for future developments, the 3-metre setback being insufficient, reduction in parking spaces and the overall height of the building.

4. **Ian Rowe, 140 Dunlop Street East, Barrie,** discussed his concerns regarding the proposed development including the height of the building, the impacts on the view of the downtown core, as well as the increase in density to 900 units, and insufficient parking.

5. **Nasser George Nada, 215 Phillips Street, Barrie,** discussed his concerns regarding transit and parking in Barrie. Chair Nixon advised the speaker that he could discuss these concerns with staff.

6. **Gary Bell, 365 Codrington Street, Barrie,** discussed his concerns that he felt the proposed development is significantly higher than other developments currently being proposed.

WRITTEN CORRESPONDENCE:

1. Correspondence from Bernadette and Doug Lougheed dated November 28, 2023.

2. Correspondence from Amanda Lark-Chambers dated July 19, 2024.

3. Correspondence from Les Fraser dated July 30, 2024.

4. Correspondence from Brian Honey dated August 5, 2024.

5. Correspondence from Mary McAlpine dated August 13, 2024.

6. Correspondence from Josephine Martensson-Hemsted dated August 13, 2024.

Councillor Nixon asked staff questions of staff and received responses.

APPLICATION FOR A ZONING BY-LAW AMENDMENT AND RED LINE REVISION TO A DRAFT APPROVED PLAN OF SUBDIVISION - 124, 180 AND 228 MCKAY ROAD WEST, BARRIE (WARD 7) (FILES: D30-010-2024 AND D12-437

Ray Duhamel of Jones Consulting Group advised that the purpose of the Public Meeting is to review an application for a proposed Zoning By-law Amendment and Redline Revision to a draft approved plan of subdivision for lands known municipally as 124, 180, and 228 McKay Road West, Barrie.

Mr. Duhamel discussed slides concerning the following topics:

- The site context of the subject lands and the surrounding dwellings in the area;
- The existing land use designation and zoning for the subject site;
- The purpose of the proposed rezoning and redline plan of subdivision;
- An overview and architectural drawing of the proposed site plan and conceptual renderings;
- An articulation of the building and the site design for the development; and
- The rationale for the proposed development.

Tyler Butler, Planner from the Development Services Department, provided an update concerning the application's status. He advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Mr. Butler commented on the concerns received from the public including the water flowage, and boundary markers. He advised all the public feedback will be addressed in the staff report along with anticipated timelines.

VERBAL COMMENTS:

Brian White, 185 Salem Road, requested clarification on water flow and if it will flow to the west side of the development. He asked that signs and boundaries be used moving forward to help distinguish between private and public land, and that more studies be done before moving forward with the project.

WRITTEN COMMENTS:

No written comments were received during the meeting.

Councillor Harvey asked questions of Mr. Duhamel and received responses.

The Affordability Committee met and reports as follows:

SECTION "B"

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JUNE 25, 2024

The report of the Heritage Barrie Committee dated June 25, 2024, was received.

SECTION "C"

RECRUITMENT OF A HERITAGE PLANNER

That staff in the Development Services Department submit an intake form for the 2025 budget for the recruitment of a Heritage Planner.

This matter was LOST

ADJOURNMENT

The meeting adjourned at 8:02 p.m.

CHAIRMAN